067.0	0001	0004.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	788,600	/	788,600
USE VALUE:	788,600	/	788,600
ASSESSED:	788,600	/	788,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEARN ONA A/TRUSTEE
Owner 2:	LEWIS KEARN FAMILY TRUST
Owner 3:	
Street 1:	79 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEARN LEWIS F & ONA A -
Owner 2:	-
Street 1:	79 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,490 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 1932 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6490.000	358,300		430,300	788,600
Total Card	0.149	358,300		430,300	788,600
Total Parcel	0.149	358,300		430,300	788,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.18 | /Parcel: 408.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	42698
GIS Ref	
GIS Ref	
Insp Date	11/15/18

!5710!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.0-0001-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	358,400	0	6,490.	430,300	788,700	788,700	Year End Roll	12/18/2019
2019	101	FV	274,200	0	6,490.	399,600	673,800	673,800	Year End Roll	1/3/2019
2018	101	FV	274,200	0	6,490.	399,600	673,800	673,800	Year End Roll	12/20/2017
2017	101	FV	274,200	0	6,490.	350,400	624,600	624,600	Year End Roll	1/3/2017
2016	101	FV	274,200	0	6,490.	319,600	593,800	593,800	Year End	1/4/2016
2015	101	FV	267,600	0	6,490.	282,800	550,400	550,400	Year End Roll	12/11/2014
2014	101	FV	267,600	0	6,490.	267,400	535,000	535,000	Year End Roll	12/16/2013
2013	101	FV	267,600	0	6,490.	254,500	522,100	522,100		12/13/2012

PRINT

Date	Time
12/10/20	20:33:26

LAST REV

Date	Time
10/10/19	13:56:12
apro	
5710	

USER DEFINED

Prior Id # 1:	42698
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEARN LEWIS F &	41721-519		1/2/2003	Family	1	No	No		
	12737-391		12/12/1974		40,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Meas/Inspect	BS	Barbara S
4/9/2009	Measured	372	PATRIOT
11/11/2008	Meas/Inspect	345	PATRIOT
10/6/2000	Meas/Inspect	163	PATRIOT
10/6/1999	Mailer Sent		
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6490		Sq. Ft.	Site		0	70.	0.95	12									430,290						430,300	

Total AC/HA: 0.14899 | Total SF/SM: 6490 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,290 | Spl Credit | Total: 430,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25344825
Const Adj.:	0.98843086
Adj $ / SQ:	154.868
Other Features:	83550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440228
Depreciation:	81882
Depreciated Total:	358346

COMMENTS

PDAS. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

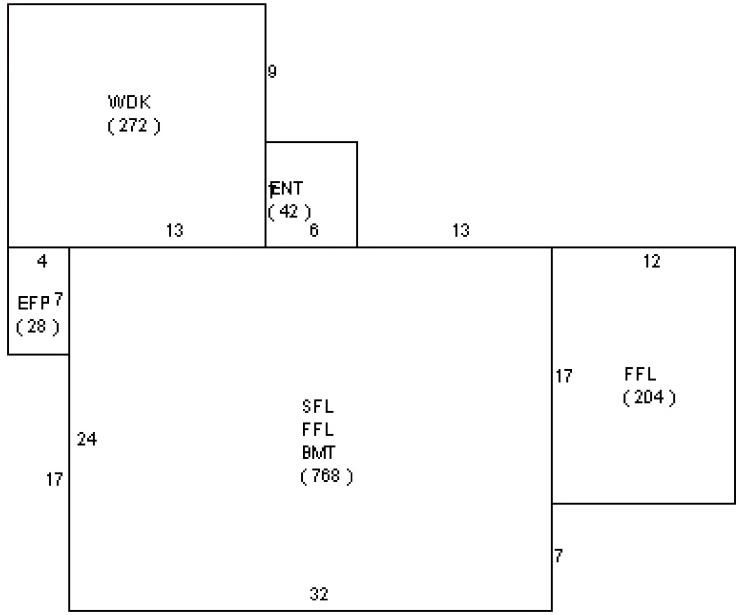
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	170.36
Special Features:	0	Val/Su Net:	125.72
Final Total:	358300	Val/Su SzAd	205.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	972	154.870	150,532
BMT	Basement	768	54.010	41,480
SFL	Second Floor	768	154.870	118,939
WDK	Deck	272	9.560	2,602
ENT	ENTRY	42	26.090	1,096
EFP	Enclos Porch	28	71.760	2,009

Net Sketched Area:	2,850	Total:	316,658
Size Ad	1740	Gross Are	2850	FinArea	1932
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	14X10	A	AV	1990	0.00	T	23.2	101						

PARCEL ID

067.0-0001-0004.B

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	